

WARRANTY DEED
Statutory Short Form
028027

TRANSFER
TAX
PAID

22/70
72-70-1

I, **Nancy M. Joseph** of Waterville, Kennebec County, State of Maine, for consideration paid, grant and convey to **Stephen J. Lauder and Kathy B. Lauder**, of 745 Albion Road, Benton, Maine 04901, as Joint Tenants, with Warranty Covenants, the real estate described as follows:

Certain lots or parcels of land situate in Waterville, County of Kennebec and State of Maine, more particularly bounded and described as follows, to wit:

Beginning at a point at the intersection of the easterly line of Main Street and the northerly line of a proposed street, said point being fifty (50) feet, more or less, northerly of Bernard and Doris Poulin's northwesterly corner; thence at right angles and in an easterly direction along the northerly line of said proposed street a distance of two hundred fifty (250) feet, more or less; thence at right angles and in a northerly direction a distance of one hundred ninety-seven (197) feet, more or less, to the northerly bound of land of the herein grantor; thence in a westerly direction along the northerly bound of the herein grantor to the northeast corner of land formerly of Lawrence Gullifer; thence in a southerly direction along the easterly line of said Gullifer a distance of seventy (70) feet, more or less, to said Gullifer's southeast corner; thence at a right angle and in a westerly direction along said Gullifer's southerly line a distance of one hundred fifty (150) feet, more or less, to the easterly line of Main Street; thence at a right angle and in a southerly direction along the easterly line of said Main Street a distance of two hundred (200) feet, more or less, to the point of beginning.

Meaning and intending to convey Lots 12, 13, and 15 as shown on "Plan of Lot Development on Upper Main Street, Ridge Road, Waterville, Maine" made for Merton Levine by Carl H. Crane, Registered Civil Engineer, July 7, 1955, and revised April 25, 1956, said plan not being recorded.

This conveyance is subject to the following restrictions which will be binding upon said grantee and all persons or entities claiming or holding under or through said grantee:

1. That said land shall be used only for residential purposes.
2. That no house for more than one family shall be built on said land, and any dwelling erected thereon shall cost no less than ten thousand dollars (\$10,000.00).
3. No building, including garages, shall be erected or placed on said land nearer to the lines of any street than twenty-eight (28) feet, and not nearer than fifteen (15) feet from any other boundary lines.
4. No animals, except household pets, to be kept on said premises.
5. No fence shall be erected on said premises unless approved by the herein grantor.
6. Only one dwelling is to be erected on each lot as shown on said plan.

Being the same premises acquired by Veilleux Residential Group, LLC, by Quitclaim Deed from Veilleux Residential Group, LLC, dated December 20, 1998 and recorded in the Kennebec County Registry of Deeds in Book 5887, Page 251.

M.D.B.S. ②

WITNESS my hand and seal this 27th day of October, 2000.

Signed, Scaled and Delivered
in the presence of:

Marguerite L. Weymouth

Nancy M. Joseph
Nancy M. Joseph

72-70-1

STATE OF MAINE
COUNTY OF KENNEBEC

Dated: October 27, 2000

Then personally appeared the above named Nancy M. Joseph and
acknowledged the foregoing instrument to be her free act and deed.

Before me,

Marguerite L. Weymouth
Notary Public

Print

Name: _____



MARGUERITE L. WEYMOUTH
NOTARY PUBLIC, MAINE

MY COMMISSION EXPIRES FEBRUARY 22, 2005

RECEIVED KENNEBEC SS.

2000 NOV -1 PM 1:21

ATTEST: James Paul Moran
REGISTER OF DEEDS